

Planning Application Ref: APP/22/00161

Site Address: 186 Sea Front, Hayling Island, PO11 9HT

Proposal: Demolition of existing house and replacement with 7-unit apartment development [Use Class C3]

On behalf of the applicants, we would like to make the following comments regarding the above application for consideration by Members.

It is important to understand the context of this particular application. This application is a resubmission of a previous application which was found to be unacceptable by planning officers. This application was withdrawn. As a result, the client has re-appraised the scheme with the architects, taking into account helpful pre-application advice received from planning officers, resulting in the scheme now submitted. This new scheme is found to be acceptable by planning officers.

The location of the proposed development is in a sustainable urban area with access to amenities in the form of public transport, health provision and retail opportunities and so in principle it is considered to be a suitable location for more intensive residential development.

The net addition of 6 further units of accommodation in such a location makes a contribution to the Council's overall housing requirements.

The proposal would represent a high density development at 7 dwellings on a site of approximately 0.1053 hectares (a density of approximately 67 dwellings per hectare). The principle of making more efficient use of an existing urban site is supported having regard to the surrounding character and built form.

The plot is able to accommodate the density of development without appearing cramped or congested. It is considered that the design approach complies with Policy CS16 by not only retaining the character of the street scene, but providing an enhancement with high quality, interesting architecture, which would also increase the density on the site, providing much needed housing units.

The proposal will not appear overbearing or lead to significant overlooking or loss of privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

The case officer considers that the development would provide a good standard of amenity for future occupiers and the proposal is considered to accord with Policies CS9 and CS16 of the Core Strategy 2011.

The Highway Authority has been consulted over the proposal and following a review of their earlier comments on the new access have raised no objection, subject to conditions in respect of visibility splays and a Construction Method Statement.

The level of communal parking spaces is a satisfactory alternative to allocated spaces, which Havant's Car Parking SPD expressly takes account of in its standards and is therefore compliant. The level of cycle storage is also compliant with Havant's Car Parking SPD. The Highway Authority has raised no objection on highway safety grounds. Therefore, the proposal is considered to have satisfactorily addressed highway and parking issues for this development.

There is no objection on drainage grounds to the proposal. Having regard to the drainage and flooding aspects of the proposal the development is considered to accord with Policy CS15 of the Core Strategy 2011.

The proposal also generates a CIL and s106 contributions to the benefit of the local authority.

We draw attention to the overall conclusion of your planning officer which states:

“The proposed development would be an efficient use of the land in housing terms, adding to the Council's housing stock in a sustainable location, with the necessary mitigation packages agreed for the SRMS and for nutrient neutral development. The development would not adversely impact on the appearance of the area or residential amenity. It has also been concluded that the development would not have an adverse impact on highway safety, in terms of providing safe access to the site. The proposed car parking levels comply with the standards set out in the Parking SPD in terms of communal parking. The proposal is also acceptable in drainage and ecology terms. The proposal accords with the development plan when considered as a whole and the recommendation is conditional planning permission.”

We fully endorse this recommendation for a scheme which has been the subject of an iterative design process including a previous application and pre-application advice, resulting in a much improved and appropriate development scheme for this location.

We therefore encourage Members to endorse the officer recommendation to grant planning permission subject to conditions.